

BOARD OF DESIGN REVIEW MINUTES

April 12, 2001

CALL TO ORDER: Chairman Walter Lemon III called the meeting to order at 6:38 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman Walter Lemon III; Board Members Hal Beighley, Anissa Crane, Ronald Nardozza, Ashetra Prentice and Stewart Straus. Board Member Monty Edberg was excused.

Senior Planner John Osterberg, Associate Planner Tyler Ryerson, City Utilities Engineer David Winship and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Lemon read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

NEW BUSINESS:

A. BDR 2001-0017 – CHELSEA PARK CARPORT ADDITION DESIGN REVIEW

This proposal is for the addition of 45 standard garages and one ADA accessible garage within seven new structures and 20 carport spaces within four new structures. In addition, the proposal includes associated landscaping improvements. The development proposal is located at 11600 SW 147th Terrace; Washington County Assessor's Map 1S1-3200, Tax Lot 307. The affected parcel is zoned Town Center-High Density Residential (TC-HDR) and is approximately 10.85 acres in size.

At the request of the applicant, Associate Planner Tyler Ryerson observed that this Public Hearing has been scheduled for May 24, 2001, in the First Floor Conference Room.

OLD BUSINESS:

CONTINUANCES:

Chairman Lemon opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

Mr. Beighley announced his intention to abstain from voting on BDR 2000-0214 – First Baptist Church Expansion Type 3 Design Review.

A. BDR 2001-0012 – SORRENTO WATER WORKS STORAGE BUILDING ADDITION TYPE 3 DESIGN REVIEW

This land use application requesting Design Review approval has been submitted for the proposed expansion of an existing water works facility at 7850 SW 136th Avenue in order to construct an approximately 1,600 square foot storage building and associated utilities. The development proposal is located on Washington County Assessor's Map 1S1-21CD, Tax Lot 200. The site is zoned Urban Standard Density (R-5) and is approximately 1.66 acres in size.

Associate Planner Tyler Ryerson presented the Staff Report, the color and material board and Exhibit "A", which he described as a modification to the elevations indicated in the original packet, adding that this provides two separate opportunities to review for the roofline of the storage building. He discussed the application for approval of a 40-foot by 40-foot, 22-foot tall storage building and the history of the site and the current facility, observing that no special parking provisions have been proposed because access would only be necessary for maintenance and emergency procedures. He mentioned the original proposal for a Dutch Hip roof, noting that in an effort to better match the existing neighborhood, the Planning Commission had preferred a gable-type of roof, although they had left the decision up to the Board of Design Review. He pointed out that the Planning Commission had also requested that the Board of Design Review make a decision regarding the garage door, adding that they had imposed a Condition of Approval to replace the originally proposed 14-foot roll up door with a 12-foot panel-type door. Concluding, he recommended approval, under certain conditions, and offered to respond to any questions or comments.

APPLICANT:

LAURA JACKSON, representing *W & H Pacific*, discussed access and mentioned that the garage door would be 12-feet by 12-feet, rather than 12-feet by 14-feet, adding that the garage door would be more residential in nature.

On question, Ms. Jackson informed Chairman Lemon that the gable roof would not include gutter and downspout system on all four sides.

On question, **DAVID WINSHIP**, City Utilities Engineer, advised Chairman Lemon that due to the configuration and access of the site, the only feasible locations are those that have been recommended.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify at this time.

Mr. Ryerson requested that a Condition of Approval clarify the replacement of the industrial rollup-type door with a panel-type door.

The public portion of the Public Hearing was closed.

Mr. Straus **MOVED** and Mr. Beighley **SECONDED** a motion to approve BDR 2001-0012 -- Sorrento Water Storage Building Addition Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated March 15, 2001, including Conditions of Approval Nos. 1 through 17, including an additional Condition of Approval, as follows:

18. The style of overhead door shall be changed to a sectional panel-type in lieu of coiling slats.

Motion **CARRIED**, unanimously.

7:06 p.m. – Mr. Winship left.

NEW BUSINESS:

PUBLIC HEARINGS:

B. BDR 2001-0018 – OVERLOOK CARPORT ADDITION DESIGN REVIEW

A proposal for the construction of 55 standard garages and one ADA accessible garage within 13 new structures throughout an existing multi-family development, including associated landscaping improvements. The development proposal is located at 14595 SW Osprey Drive; Washington County Assessor's Map 1S1-32AD, Tax Lot 100. The affected parcel is zoned Urban Medium Density (R-5) and is approximately 9.97 acres in size.

Mr. Ryerson presented the Staff Report and materials boards and described the proposal for what he referred to as actual garages, rather than carports. He discussed the history of the site and other related applications, observing that the number of parking spaces for the site would not be revised. Concluding, he recommended approval, subject to certain Conditions of Approval, and offered to respond to any questions or comments.

APPLICANT:

STEVEN ROUTON, Architect for the applicant, briefly described the proposal for improvements to this multi-family housing development and offered to respond to any questions or comments. Concluding, he observed that every effort is being made to enhance and integrate into the existing community, and offered to respond to any questions or comments.

On question, Mr. Routon informed Chairman Lemon that the elevation for the addition of the garages would be accomplished through the installation of concrete slabs, adding that some of the slopes would be negotiated.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify at this time.

The public portion of the Public Hearing was closed.

Mr. Straus **MOVED** and Mr. Beighley **SECONDED** a motion to approve BDR 2001-0018 – Overlook Carport Addition Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 5, 2001, including Conditions of Approval Nos. 1 through 16.

Motion **CARRIED**, unanimously.

7:24 p.m. – Mr. Ryerson left.

7:24 p.m. to 7:31 p.m. – break.

C. BDR 2000-0214 – 1ST BAPTIST CHURCH EXPANSION DESIGN REVIEW

A proposal for the expansion of an existing church facility, including a 15,100 square foot addition to accommodate office space, conference rooms, classrooms, kitchen area and a multi-purpose room. In addition, the applicant proposes a parking expansion to increase the existing parking lot by 53 spaces with associated landscaping improvements. This request for church and parking expansion received Conditional Use approval by the Planning Commission in March of 2000 (CUP 99-00011). The development proposal is located at 5755 SW Erickson Drive; Washington County Assessor's Map 1S1-16DC, Tax Lots 4700, 4800, 4803 and 4900. The affected parcel is zoned Urban Standard Density (R-7) and is approximately 4.36 acres in size.

On behalf of Associate Planner Scott Whyte, Senior Planner John Osterberg clarified that he is not as familiar with the application as Mr. Whyte, who is on vacation. He presented the Staff Report and materials board and described the proposed expansion to the existing church facility. Concluding, he recommended

approval, under certain conditions, and offered to respond to any questions or comments.

APPLICANT:

SPENCER VAIL, Land Use Planning Consultant representing the applicant, introduced Jerry Eacker, expressing his opinion that most concerns have been addressed through the final design. Concluding, he concurred with the Staff Report and Conditions of Approval, and offered to respond to any questions or comments.

Ms. Crane requested clarification of the size of the trees scheduled for removal.

JERRY EACKER, representing *Eacker & Associates*, observed that while two trees would be preserved, the three trees in question are less than six inches in diameter.

On question, **JERRY BUCKNER**, representing *WRG Design*, advised Ms. Prentice that the lift pumps would be located underground inside of a tank and would not create noise issues for the neighbors.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify on this application.

Mr. Straus **MOVED** and Mr. Nardoza **SECONDED** a motion to approve BDR 2000-0214 – First Baptist Church Expansion Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 5, 2001, including Conditions of Approval Nos. 1 through 13.

Motion **CARRIED**, unanimously, with the exception of Mr. Beighley, who abstained from voting on this issue.

D. BDR 2000-0208 – MURRAY SCHOLLS TOWNHOMES DESIGN REVIEW

A proposal to construct a 20-lot townhouse within the approved Murray Scholls Planned Unit Development (PUD). The development proposal is located at 14500 SW Murray Scholls Drive. The majority of the development is proposed on property located on Washington County Assessor's Map 1S1-32DA, Tax Lot 800., which is zoned Town Center-Sub regional (TC-SR). Approximately 30 feet along the east edge of Lot 600, which is zoned R-7 residential, on Map 1S1-32 is proposed for grading and landscaping. The site area of the proposed townhomes is approximately 1.0 acres in size.

Mr. Osterberg presented and reviewed corrections to the Staff Report and briefly summarized the proposal for the residential component for the Murray Scholls

Town Center. Concluding, he recommended approval and offered to respond to any questions or comments.

APPLICANT:

MATT GRADY, representing *Gramor Development*, introduced the architect, Ted Argo, and briefly described the proposed development. Concluding, he expressed his concurrence with the Staff Report and proposed Conditions of Approval.

TED ARGO, representing *Argo Architect*, briefly described the features and amenities included in the proposed development, pointing out that this project would have a more craftsman appearance than other townhomes in the area.

On question, Mr. Grady advised Mr. Straus that while the applicant had originally intended a price range of no more than \$180,000 for the units, it has been determined that this prime location could possibly justify a cost of \$200,000 or more.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify on this application.

The public portion of the Public Hearing was closed.

Mr. Straus **MOVED** and Mr. Beighley **SECONDED** a motion to approve BDR 2000-0208 – Murray Scholls Townhomes Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 5, 2001, including Conditions of Approval Nos. 1 through 18.

Motion **CARRIED**, unanimously,

APPROVAL OF MINUTES:

The minutes of March 8, 2001, as written, were submitted. Chairman Lemon asked if there were any changes or corrections. Mr. Beighley **MOVED** and Mr. Nardozza **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously.

The minutes of March 22, 2001, as written, were submitted. Chairman Lemon asked if there were any changes or corrections. Because there had been no quorum, the Boardmembers agreed by application that the minutes be adopted as written and submitted.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 8:15 p.m.